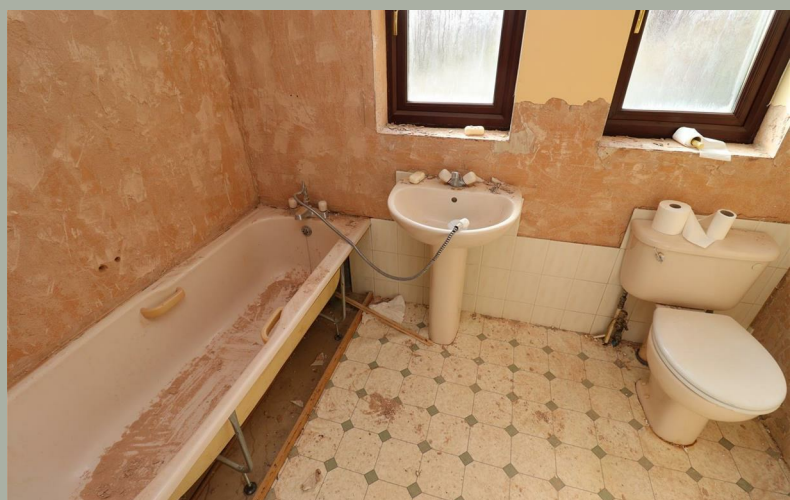




5, Belgrave Drive,
North Cave, HU15 2NN
£200,000



****CASH BUYERS ONLY****

This two bedroomed true detached bungalow offers fantastic spacious accommodation, requiring a degree of modernisation and improvement, there is vast potential to transform this property into a fantastic home. Positioned in a lovely block paved cul de sac, this property briefly comprises of entrance hall, one reception room, potential for a spacious dining kitchen, two bedrooms and potential for a bathroom, To the front is a lawned garden with side driveway and single garage. The rear garden has raised borders and plenty of scope for improvement - All you need is a keen eye!

Tenure - Freehold
Council tax band - D
EPC - TBC



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Tenure: Freehold
East Riding of Yorkshire
BAND: E

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front door with side glazed panels leads into the entrance hall, giving access to all rooms. Laminate flooring and hatch to loft space.

LIVING ROOM

5.47m x 2.75m (17'11" x 9'0")

Spacious room to the rear of the property with patio doors leading out into the rear garden.

DINING KITCHEN

5.39m x 2.58m (17'8" x 8'5")

Double glazed window to rear aspect, and half glazed door to right hand side access....leading to rear garden

MASTER BEDROOM

5.47 x 2.88 (17'11" x 9'5")

Generous room to the front of the property with UPVC double glazed windows x 2.

BEDROOM TWO

3.05m x 3.33m (10'0" x 10'11")

Large double room with recessed cupboard. UPVC double glazed window to side aspect.

BATHROOM

2.54m x 1.70m (8'3" x 5'6")

Suite comprising of pedestal hand basin, bath and low level WC. UPVC windows x 2 to side aspect.

OUTSIDE

Single attached garage, front garden, mainly laid to lawn, side access to rear garden tiered garden and boundary fencing.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES AND APPLIANCES

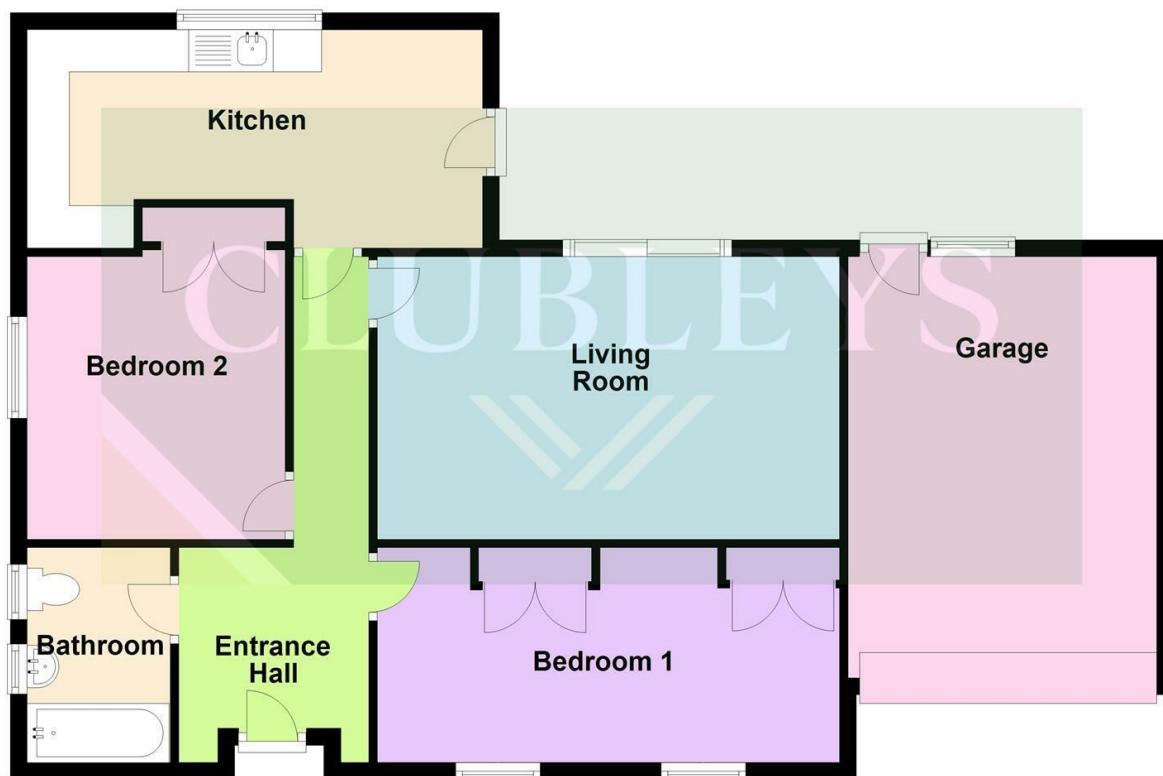
Mains water, drainage and electricity are connected to the property. No appliances have been tested by the agent.

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Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

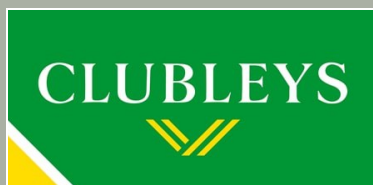
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Yorkshire, HU15 1BA
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.